



# BOARD OF ADJUSTMENT

THURSDAY, SEPTEMBER 1, 2016

6:30 P.M.

CITY HALL - COUNCIL CHAMBERS



## **CITY OF MIAMI SPRINGS, FLORIDA**

### **BOARD OF ADJUSTMENT**

Chairman Manuel Pérez-Vichot  
Vice Chair Ernie Aloma  
Board member Bob Calvert

Board member Martin L. Marquez  
Board member Juan Molina  
Alternate Alejandro J. Gonzalez

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#### **AGENDA**

Regular Meeting  
Thursday, September 1st, 2016  
6:30 p.m.  
City Hall - Council Chambers  
201 Westward Drive – Miami Springs

- 1. CALL TO ORDER AND ROLL CALL**
- 2. APPROVAL OF MINUTES OF REGULAR MEETING**
  - A) August 9, 2016**
- 3. SWEARING IN OFF ALL WITNESSES**
- 4. NEW BUSINESS**
  - A) CASE # 09-V-16  
RICARDO VALENCIA & JOHANA CASTILLO  
401 PAYNE DRIVE  
R-1C, RESIDENTIAL SINGLE FAMILY**

Applicant is seeking a rear yard setback variance in order to construct a one story addition to an existing single family house by squaring off an existing legal non-conforming setback.

#### **5. OLD BUSINESS**

None.

#### **6. ADJOURNMENT**

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The decisions of the Board of Adjustment may be appealed to the Board of Appeals pursuant to Code Section 150.113. Any person appealing any decision may need to ensure that a verbatim record is made of the proceedings, which record includes the testimony and evidence upon which the appeal is made. (F.S. 286.0105)  
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## ***City of Miami Springs, Florida***

The **Board of Adjustment** met in Regular Session at 6:30 p.m., on Tuesday, August 9, 2016 in the Council Chambers at City Hall.

### **1) Call to Order/Roll Call**

The meeting was called to order at 6:34 p.m.

The following were present:

- Chairman Manuel Pérez-Vichot
- Vice Chair Ernie Aloma
- Bob Calvert
- Juan Molina
- Martin L. Marquez
- Alejandro Gonzalez

Also present:

- Zoning and Planning Director Chris Heid
- Board Secretary Juan D. Garcia

### **2) Approval of Minutes**

The minutes for the June 6, 2016 meeting were approved as written.

**Board member Calvert moved to approve the minutes as written. Board member Molina seconded the motion, which passed unanimously 5-0 on voice vote.**

### **3) Swearing In of All Witnesses and Zoning and Planning Director:**

Board Secretary Garcia swore in the Zoning and Planning Director, the applicants or representatives of the applicants who would testify should the Board have any questions.

### **4) New Business:**

- A) **Case # 06-V-16  
ENNA ALCAINE  
919 HUNTING LODGE DRIVE  
Zoning: R-1A, RESIDENTIAL SINGLE FAMILY**



The applicant is seeking a variance in order to construct an addition to the existing non-conforming side yard setback of the residence for a new addition to a single family home.

Zoning and Planning Director Heid read his recommendation to the Board. In his recommendation, Zoning and Planning Director Heid noted that this was a project that was previously recommended favorably by the Board of Adjustments and approved by the City Council. He added that the applicant did not obtain the building permit in time frame that was required and because of this she is resubmitting for the same variance that was previously requested.

Chair Pérez-Vichot asked if there were any correspondence received in favor or against this project.

Zoning and Planning Director Heid informed the Board that no correspondences were received regarding this project.

Chair Pérez-Vichot noted that with the addition that is being requested, the house would have 5 bed rooms. Chair Pérez-Vichot asked Zoning and Planning Director Heid if they would have the required amount of parking necessary as stated in the City's Code.

Zoning and Planning Director clarified that the applicant needs three parking spaces, which the applicant has. The house currently has a garage, as well as a 56 foot drive way which is more than adequate.

Board member Calvert asked Zoning and Planning Director Heid if the front yard met the required green space area. Zoning and Planning Director Heid responded that it did meet the requirements for green space area as required by the City's Code.

Board member Molina asked why the applicant had let the approval elapse multiple times.

Carlos Fox, the applicant's son-in-law, explained that in 2002 the applicant's husband passed away and that delayed the project. Last year when the project was resubmitted for the second time, there were problems with the architect as well as personal health issues. For this current request for the variance, the plans have been completed and everything is ready to finally go through with the project.

Chair Pérez-Vichot asked if there were any other comments from members of the Board or the audience. There were no comments at this time.

**Board member Molina moved to approve the variance requested with the three conditions listed in the Zoning and Planning Director's recommendation. Vice Chair Aloma seconded the motion, which passed unanimously 5-0 on voice vote. The vote was as follows: Board member Calvert, Board member Molina, Board member Marquez, Vice Chair Aloma, and Chair Pérez-Vichot voting Yes.**

Chair Pérez-Vichot advised the applicant of the 10 day appeal period.

**B) Case # 08-V-16  
MELISSA & RICHARD BENNETTI  
1171 NIGHTINGALE AVENUE  
Zoning: R-1B, RESIDENTIAL SINGLE FAMILY**

The applicant is seeking a variance in order to construct an addition that continues the existing non-conforming side yard setback of the residence for a new addition to a single family home.

Zoning and Planning Director Heid read his recommendation to the Board. In his recommendation he noted that this project to add a second floor addition to the property and to continue the existing non-conforming side yard setback.

Chair Pérez-Vichot asked if there were any comments from the audience or any Board member. There were no comments at this time.

**Vice Chair Aloma moved to approve the variances with the three conditions that were listed in the Zoning and Planning Director's recommendation. Board member Calvert seconded the motion, which passed 5-0 on voice vote. The vote was as follows: Board member Calvert, Board member Molina, Board member Marquez, Board Alternate Gonzalez and Vice Chair Aloma voting Yes.**

Chair Pérez-Vichot advised the applicant of the 10 day appeal period.

**5) Old Business:** None.

**6) Adjournment**

Chair Pérez-Vichot took a moment to address the Board regarding the procedures of Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers. He stated that he recently submitted a Form 8B for the previous Board of Adjustment meeting on June 6, 2016. Chair Pérez-Vichot also made reference to a letter written by Board member Marquez shortly after the June 6 meeting, which was submitted to the Miami-Dade County Commission on Ethics and Public Trust. He indicated that the letter written by Board member Marquez questioned the procedures that took place during the June 6 meeting of which Chair Pérez-Vichot had excused himself from voting, and making negative references to the integrity of the Board. He clarified that when filing Form 8B for voting conflict, it does not require for the person to leave the room, nor the dais, but simply does not allow the person with the voting conflict to cast a vote.

Board member Marquez questioned the timing and motives of Chair Pérez-Vichot's comments and asked if this was a matter of politics or part of the Board meeting.

Chair Pérez-Vichot explained to Board member Marquez that he is making these comments because the Board's integrity was questioned and he believes they need to be addressed.

Vice Chair Aloma added that he welcomes differences of opinions and believes it is good for the Board, but agreed that the letter that was written was inaccurate. Vice Chair Aloma cautioned Board member Marquez about spreading lies about him and the rest of the Board members.

Board member Marquez acknowledged Vice Chair Aloma's comments.

Chair Pérez-Vichot agreed with Vice Chair Aloma's comments and added that if the Board would have asked him to step out of the meeting during the discussion of the item that he had submitted the form for, he would not have had an issue in doing so.

There was no further business to be discussed and the meeting was adjourned at 6:59 p.m.

Respectfully submitted:

\_\_\_\_\_  
Juan D. Garcia  
Board Secretary

Adopted by the Board on  
this \_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Manny Perez-Vichot, Chair

Words ~~-stricken through-~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

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*“The comments, discussions, recommendations and proposed actions of City Citizen Advisory Boards do not constitute the policy, position, or prospective action of the City, which may only be established and authorized by an appropriate vote or other action of the City Council”.*

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**VARIANCE CASE**

**NO. 09-V-16**

**RICHARDO VALENCIA &**

**JOHANNA CASTILLO**

**401 PAYNE DRIVE**

**BOARD OF ADJUSTMENT**

**MEETING: 08-09-2016**

# CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

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201 Westward Drive  
Miami Springs, FL 33166-5289  
Phone: (305) 805-5030  
Fax: (305) 805-5036

## MEMORANDUM

**TO:** Board of Adjustment

**FROM:** Christopher Heid, City Planner

**DATE:** September 1, 2016

**SUBJECT:** Application for Variance

**CASE #** 09-V-16

**APPLICANT:** Ricardo Valencia & Johanna Castillo

**ADDRESS:** 401 Payne Drive

**ZONING DISTRICT:** R-1C, Single Family Residential

**REQUEST:** The applicant is seeking variances from Section 150-043 (F) in order to construct a bedroom and bathroom addition to an existing single family home, as follows:

1. Requests variance from Section 150-043 (F) to waive 2'10" (two feet ten inches) of the minimum required rear yard setback of 25' (twenty five feet) to continue an existing legal non-conforming setback. (Rear yard setback of 22' 2" (twenty two feet two inches) proposed).
2. Requests variance from Section 150-002 (C) (80) to exceed by 3" (three inches) the maximum permitted side yard encroachment of 36" (thirty-six inches) for a stoop and steps. (Encroachment of 39" proposed).

**THE PROPERTY:** The property is rectangular in shape, located on the northwest corner of Payne Drive and Hammond Drive, with 75 feet of frontage on Payne Drive and a depth of 93.8 feet on Hammond Drive, for a total lot area of approximately 7,040 square feet. The property abuts a 16' right-of-way (alley) at the rear (north).

**THE PROJECT:** The applicant is requesting a rear yard setback variance in order to construct a 308 square addition that continues an existing legal non-

conforming setback of an existing single family home. The addition would convert an existing family room into a master bedroom, adding a en-suite bathroom and a laundry room. In addition, a portion of an existing front porch would be converted to a 112 square foot walk in closet. (The closet requires no variances and is not a subject of this request). Both the front and rear additions would tie into the existing hip roof, and would be constructed of barrel tile to match that of the house.

In addition, a side yard stoop and steps leading from the master bathroom into the side yard encroaches an additional nine inches beyond the allowable 30 inches.

**HISTORY:** This property was the subject of a variance request on October 1, 2007 (Case #53-V-07) by previous owners. That request went beyond the squaring off of the existing non-conforming rear yard setback, and extended an additional 8'6", with a proposed rear yard setback of 14'6". The Board considered this proposal unacceptable and denied the request, with the suggestion that revised plans be submitted that squared off the house while maintaining the existing rear yard setback,

Revised plans were resubmitted that maintained the existing rear yard setback, similar to those currently submitted. The main difference was that the squaring off of the rear yard setback occurred on both the east and west sides. The project was approved January 7, 2008 (Case #02-V-08).

This project was again approved by the Board on October 6, 2008 (Case #29-V-08). The plans were identical to those approved in January, with the exception of the squaring off of the northwest corner.

**ANALYSIS:** The setback variance is minor in nature and is simply a squaring off of a legal non-conforming rear yard setback, which allows better utilization of the house. The stair and stoop variance is negligible.

The variances allow an addition that is of benefit to the house, and the neighborhood generally.

**RECOMMENDATION:** It is recommended that the request for variances be approved subject to the following conditions:

1. Plans shall substantially comply with those submitted, as follow:
  - Boundary Survey by D'Avila & Associates Services, Inc., signed, sealed and dated July 20, 2016.
  - Sheet SP-1, Existing and Proposed Site Plan, Location Plan, Notes, by Salazar Architectural Group, signed, sealed, and dated July 29, 2016.

- Sheet A-1.1, Existing Floor Plan (Demolition), by Salazar Architectural Group, signed, sealed, and dated July 29, 2016.
- Sheet A-2.1, Proposed Floor Plan and Notes, by Salazar Architectural Group, signed, sealed, and dated July 29, 2016.
- Sheet A-3.1, Existing and Proposed Front and Side Exterior Elevations, by Salazar Architectural Group, signed, sealed, and dated July 29, 2016.
- Sheet A-3.2, Existing and Proposed Rear Exterior Elevations, by Salazar Architectural Group, signed, sealed, and dated July 29, 2016.
- Sheet A-3.3, Existing House Pictures, by Salazar Architectural Group, signed, sealed, and dated July 29, 2016.
- Sheet TD-1, Tree Disposal Plan, by JFDesign Inc., signed, sealed, and dated on July 27, 2016.
- Sheet L-1, Landscape Plan, by JFDesign Inc., signed, sealed, and dated on July 27, 2016.
- Sheet L-2, Landscape Specifications and Details, by JFDesign Inc., signed, sealed, and dated on July 27, 2016.

Substantial compliance shall be at the sole determination of the City.

2. Any variances granted by the City Council shall be null and void if the applicant does not obtain a building permit and commence construction within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the City Council for an additional six-month period. No extensions beyond the time periods specified above are authorized.
3. The final order, including any conditions upon which the approval is granted shall be incorporated on a cover sheet of the plans submitted for building permit.



# BOUNDARY SURVEY

CLIENT: RICARDO VALENCIA & JOHANNA CASTILLO  
 PROPERTY ADDRESS: 401 PAYNE STREET, MIAMI SPRINGS FL 33166  
 SCALE = 1:20

## LEGAL DESCRIPTION:

THE EAST 25 FEET OF TRACT 9-B, OF PLAT OF FEC ADDITION TO HIALEAH 2nd REVISED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 18, AND ALL OF LOT 7, IN BLOCK 9, OF FEC ADDITION TO HIALEAH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, AT PAGE 14, ALL OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, ALSO KNOWN AS: LOT 7 AND THE EAST 1/2 OF LOT 8, IN BLOCK 9, OF FEC ADDITION TO HIALEAH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

## ELEVATION INFORMATION:

B.M. USED M-49 ELEVATIONS 6.51' (NGVD 1929) LOCATED NE CORNER OF CATCH BASIN WHITE THORN DRIVE ANS HAMMOND DRIVE BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 09-11-2009 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AH BASE FLOOD ELEVATION 7.00 COMMUNITY 120655 PANEL NUMBER 0283 SUFFIX L EFFECTIVE PANEL DATE 09-11-2009

## CERTIFIED TO:

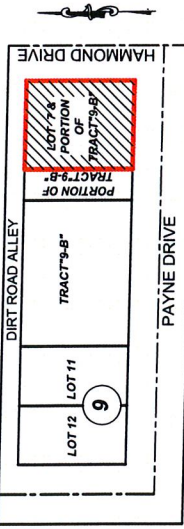
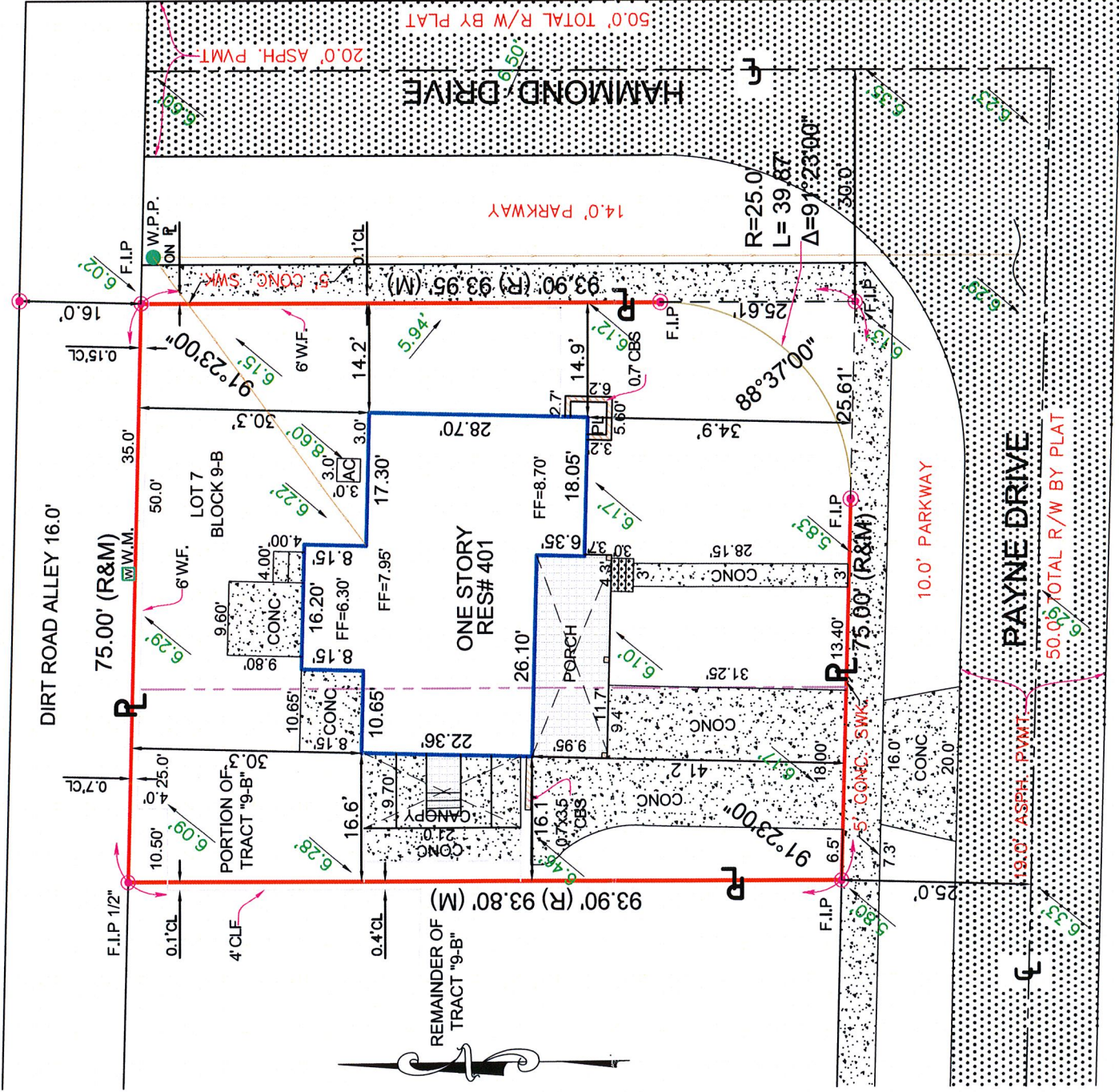
RICARDO VALENCIA AND JOHANNA CASTILLO

## LEGEND & ABBREVIATIONS

- A = ARC DISTANCE
- SWK = SIDEWALK
- A/C = AIR CONDITIONER PAD
- A.E. = ANCHOR EASEMENT
- A.R. = ALUMINUM ROOF
- A.S. = ALUMINUM SHED
- ASPH = ASPHALT
- B.C. = BLOCK CORNER
- B.M. = BENCH MARK
- B.L.D.G. = BUILDING
- B.O.B. = BASIS OF BEARING
- (C) = CALCULATED
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.B.W. = CONCRETE BLOCK WALL
- CH = CHORD
- CH.B. = CHORD BEARING
- CH.L. = CHORD LENGTH
- CL = CENTER LINE
- CL.C. = CHAIN LINK FENCE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- CONC = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- C.P. = CONCRETE PORCH
- C.S. = CONCRETE SLAB
- C.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- DRWY = DRIVEWAY
- DRY = DRY
- D = DEGREES
- ELEV. = ELEVATION
- ENC. = ENCROACHMENT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.L.R. = FINISHED FLOOR ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.M.D. = FOUND NAIL & DISK
- FNIP = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N. = FOUND NAIL
- INGRESS AND EGRESS EASEMENT
- L.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LAKE MAINTENANCE EASEMENT
- M = MINUTES
- M.E. = MAINTENANCE EASEMENT
- M.H. = MANHOLE
- N.A.P. = NOT A PART OF
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- # or NO. = NUMBER
- O/S = OFFSET
- O.H. = OVERHEAD
- O.H.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERHANG
- P.V.M.T. = PAVEMENT
- PL = PLANTER
- P.L. = PROPERTY LINE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C. = POINT OF CURVATURE
- P.O.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.R. = POINT OF REVERSE CURVATURE
- P.WY. = PARKWAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- P.U.E. = PUBLIC UTILITY EASEMENT
- (R) = RECORD DISTANCE
- R.R. = RAIL ROAD
- RES. = RESIDENCE
- R/W = RIGHT-OF-WAY
- RAD. = RADIUS OR RADIAL
- RGE. = RANGE
- R.O.E. = ROOF OVERHANG EASEMENT
- SEC. = SECTION

- = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- = CHAIN LINK FENCE
- = WOOD FENCE
- = IRON FENCE
- = EXISTING ELEVATIONS

CONTACT YOUR PROCESSOR



LOCATION SKETCH  
SCALE = N.T.S.

Know what's below.  
 Call before you dig.

## LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. IT COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. EASEMENTS AS SHOWN ARE PER PLAY BOOK UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING
- PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- ELEVATION DATUM USED NGVD 1929

## SURVEYOR'S NOTES:

1. CERTIFICATE OF AUTHORIZATION LB # 7538. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

<b>DRAWN BY:</b>	ART-ME
<b>CHECKED BY:</b>	R.A.-S
<b>SCALE:</b>	1"= 20'
<b>FIELD DATE:</b>	07-20-2016
<b>JOB NO.:</b>	16-0750316
<b>SHEET:</b>	1 OF 1



**DRAWN BY:** ART-ME  
**CHECKED BY:** R.A.-S  
**SCALE:** 1"= 20'  
**FIELD DATE:** 07-20-2016  
**JOB NO.:** 16-0750316  
**SHEET:** 1 OF 1



**P. D'AVILA**  
 & Associates Services, Inc.  
 Land Surveyors & Engineers

CERTIFICATE OF AUTHORIZATION NO. 29056  
 CERTIFICATE OF AUTHORIZATION NO. 7538  
 14750 NW 77 CT SUITE 204  
 MIAMI LAKES, FL 33016  
 PHONE: (305) 963-2600

*Ef = LPS*

BY: EFRAIN C. LOPEZ, P.L.S. (07-20-2016)

PROFESSIONAL LAND SURVEYOR NO.: 2300 STATE OF FLORIDA  
 (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

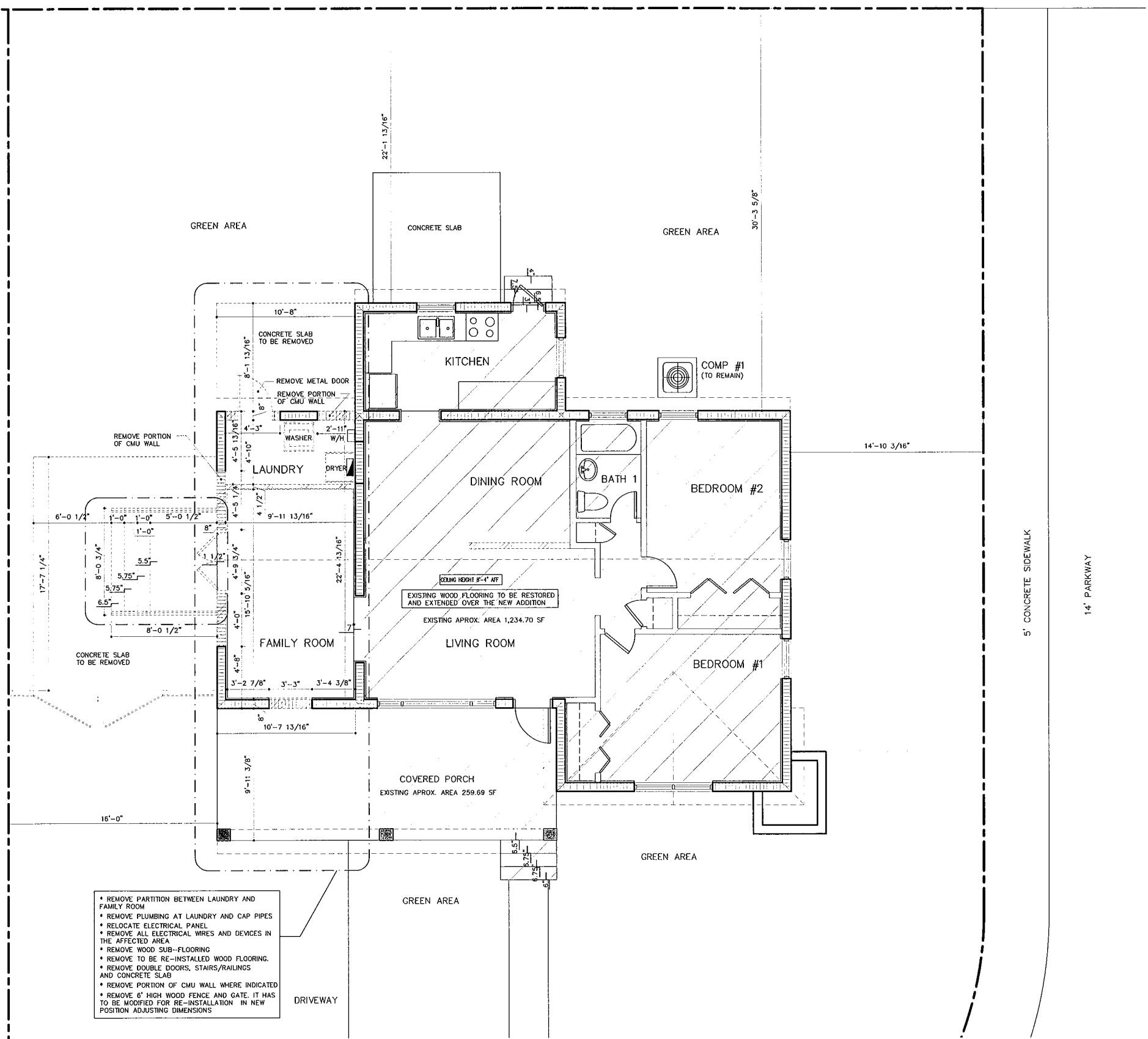
## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO:  
 THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS RECENTLY SURVEYED AND PLOTTED UNDER MY RESPONSIBLE DIRECTION, AND THAT THERE ARE NO ABOVEGROUND ENCROACHMENTS UNLESS SHOWN THEREON. I FURTHER CERTIFY THIS SURVEY MEETS THE STANDARDS-OF-PRACTICE FOR BOUNDARY SURVEYS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 5J-17.060, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE DATE JANUARY 1, 2010; AS AMENDED FEBRUARY 23, 2005.





16' ALLEY



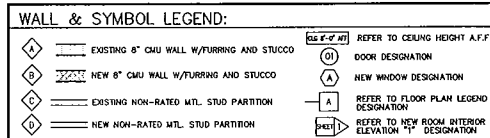
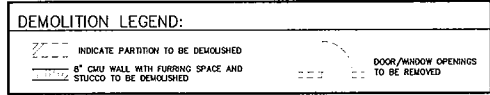
- REMOVE PARTITION BETWEEN LAUNDRY AND FAMILY ROOM
- REMOVE PLUMBING AT LAUNDRY AND CAP PIPES
- RELOCATE ELECTRICAL PANEL
- REMOVE ALL ELECTRICAL WIRES AND DEVICES IN THE AFFECTED AREA
- REMOVE WOOD SUB-FLOORING
- REMOVE TO BE RE-INSTALLED WOOD FLOORING.
- REMOVE DOUBLE DOORS, STAIRS/RAILINGS AND CONCRETE SLAB
- REMOVE PORTION OF CMU WALL WHERE INDICATED
- REMOVE 6' HIGH WOOD FENCE AND GATE. IT HAS TO BE MODIFIED FOR RE-INSTALLATION IN NEW POSITION ADJUSTING DIMENSIONS

DEMOLITION NOTES

- GENERAL CONTRACTOR SHALL CAP AND IDENTIFY EXPOSED UTILITIES.
- GENERAL CONTRACTOR TO PROVIDE PERMITS AND NOTICES AUTHORIZING DEMOLITION.
- GENERAL CONTRACTOR TO PROVIDE PERMIT FOR TRANSPORT AND DISPOSAL OF DEBRIS.
- GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE FOR DEMOLITION PROCEDURES AND OPERATIONAL SEQUENCE
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR DAMAGE OR INJURY RELATED TO ANY PORTION OF THE WORK.
- GENERAL CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATION UNTIL SAFETY IS RESTORED.
- GENERAL CONTRACTOR SHALL, EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE UNLESS OTHERWISE NOTIFIED.
- GENERAL CONTRACTOR SHALL DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK.
- GENERAL CONTRACTOR SHALL PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
- GENERAL CONTRACTOR SHALL REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO THE OWNER.
- GENERAL CONTRACTOR SHALL REMOVE FROM SITE, CONTAMINATED, VERMIN INFESTED OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OR WORKERS AND PUBLIC.

DEMOLITION NOTES

- PART I SUMMARY
- 1.01 DESCRIPTION
- A. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES TO PERFORM DEMOLITION AND REMOVAL OF DEBRIS FROM DEMOLITION OPERATIONS AS INDICATED ON DRAWINGS AND SPECIFIED IN THIS SECTION.
- 1.02 QUALITY ASSURANCE
- A. QUALIFICATIONS:
- PROVIDE STAFF RESPONSIBLE FOR DEMOLITION WORK FULLY EXPERIENCED IN THIS TYPE OF WORK.
  - PROVIDE EQUIPMENT OF SUITABLE TYPE, IN GOOD WORKING CONDITION, AND OPERATED BY SKILLED MECHANICS.
  - PERFORM WORK IN SAFE AND CAUTIOUS MANNER TO AVOID ACCIDENTS OR PROPERTY DAMAGE.
  - REMOVAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE PERFORMED BY COMPANY LICENSED AND QUALIFIED TO DO SO.
- B. REFERENCE STANDARDS: COMPLY WITH ALL CODES AND REGULATIONS REGARDING DEMOLITION WORK.
- PART II PRODUCTS
- 2.01 SALVAGED ITEMS:
- A. OTHER SALVAGED COMPONENTS WILL BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON DISCONNECTION FROM BUILDING.
- PART III EXECUTION
- 3.01 PERFORMANCE:
- A. PREVENT DAMAGE TO ADJOINING STRUCTURES AND OWNER'S SALVAGED PROPERTY DURING DEMOLITION.
- B. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITION BEFORE COMMENCING WITH DEMOLITION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- C. PREVENT DAMAGE TO OVERHEAD WIRES, UNDERGROUND CABLES, TELEPHONE, WATER, AND SEWER LINES DURING DEMOLITION. CONTRACTOR TO COORD. UTILITIES TO VERIFY THE LOCATION OF ALL UNDERGROUND AND OVERHEAD LINES
- D. SHORE STRUCTURE AS REQUIRED TO PREVENT STRUCTURAL DAMAGE OR COLLAPSE. REMOVE FINISHES FIRST IN ORDER TO ASCERTAIN WHICH ITEMS ARE OF A STRUCTURAL NATURE. CONTRACTOR SHALL PROVIDE AN ADEQUATE SHORING PLAN. SHAD SHORING PLAN SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA.
- E. REMOVE ALL ROTTEN WOOD SHEATHING, JOISTS, AND TRUSSES.
- F. REMOVAL, DISPOSAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS.
- 3.02 ADJUST AND CLEAN:
- A. REMOVE ALL DEMOLITION MATERIALS, DEBRIS, AND RUBBISH FROM SITE IMMEDIATELY ON COMPLETION OF DEMOLITION WORK.
- B. DO NOT PERMIT ANY ACCUMULATION OF DEBRIS ON SITE.
- C. TRANSPORT ALL DEMOLITION MATERIALS WITHOUT SPILLAGE ON STREETS.
- D. LEAVE SITE NEAT AND ORDERLY ON COMPLETION OF DEMOLITION WORK.



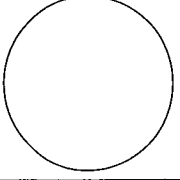
REVISIONS	BY

SINGLE FAMILY RENOVATION AND ADDITION

RICARDO VALENCIA AND JOHANNA CASTILLO  
 401 PAYNE DRIVE, MIAMI SPRINGS, FLORIDA

SALAZAR ARCHITECTURAL GROUP  
 SAG GROUP INC.  
 MIAMI, FLORIDA  
 A08001605

Signed and Sealed by:  
 GABRIEL SALAZAR  
 AR # 0009297



Job No 16-015  
 Project Manager AMB  
 Drawn by AMB  
 Scale AS INDICATED  
 Date MARCH 2016

SHEET No.

A-1.1

1 FLOOR PLAN (DEMOLITION)  
A-1.1 EXISTING AS-BUILT CONDITION

SCALE: 1/4"=1'























